

LOCATION MAP

N. C. B. 17721  
P-9 D  
N. C. B. 17721  
P-9 D

N. C. B. 17160  
WALKER RANCH SUBDIVISION  
(VOL. 9531, PGS. 177-180, D.P.R.)  
LOT 1  
BLOCK...1

ENVIRONMENTAL RECOMMENDATIONS

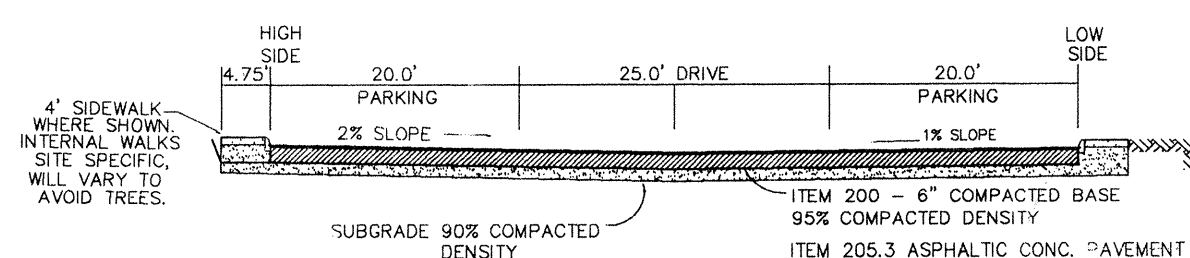
The following are recommendations put forth to address the environmental concerns raised by the construction which will follow this proposed re-zoning on the Edwards Aquifer Recharge Zone:

1. Prior to the release of any building permits the owner/operator shall obtain a Letter Of Certification from the Watershed Protection and Management Department of the San Antonio Water System.
2. Prior to the release of any building permits for commercial developments, the following shall be submitted to the Aquifer Studies Division of the San Antonio Water System.
3. A Water Pollution Abatement Plan shall be submitted for the development within the area being considered for re-zoning.
4. A set of site specific plans which must have a signed Engineers Seal from the State of Texas.
5. A letter from the Texas Natural Resource Conservation Commission approving the Water Pollution Abatement Plan.
6. A copy of the approved Water Pollution Abatement Plan.
7. The land uses within the commercial zoned areas shall be in conformance with the table of permitted uses at the time the re-zoning is approved. Should a proposed use be listed as requiring special City Council approval, the owner/operator shall apply for re-zoning for that particular use at that site. If the land use is listed as prohibited, that land use will not be permitted on that site.
8. All stormwater runoff from commercial sites shall be directed to a stormwater abatement system which shall be approved by the San Antonio Water System Aquifer Studies Division staff prior to release of building permits.
9. The responsible party for the stormwater pollution abatement structure shall carry out four (4) sampling events of stormwater runoff on an annual basis. Both the influent and effluent at the approved pollution abatement structure shall be tested for Total Recoverable Petroleum Hydrocarbons (TRPH) by EPA Method 418.1 and Total Suspended Solids (TSS) by EPA Method 160.2 and the sampling events shall be at least four (4) weeks apart. Dependent on the final landscape design and amount of landscaping for the development, testing for Total Phosphorus (TP) by EPA Method 365.4 may be required at the discretion of the Aquifer Studies Division staff. Should the methodology listed for each analysis change, then the owner/operator shall use the most current EPA accepted methodology. Aquifer Studies Division staff shall be notified prior to sample collection and analytical tests results shall be provided to San Antonio Water System Aquifer Studies Division.
10. That only a minimal amount of pesticides, herbicides, or fertilizers needed for landscape maintenance shall be used. Landscaped areas shall be sensitive to minimizing water needs (i.e. use of native plants).
11. Each individual tenant shall submit a list of chemicals/materials which includes policies for storage, handling and disposal prior to the initiation of operations. The storage, handling, use and disposal of all over the counter hazardous materials within this development shall be consistent with the labeling of those materials. Failure to comply with the label warnings may constitute a violation of Federal law.
12. That the City of San Antonio shall inspect all future construction of service laterals and sewer mains for proper construction according to State and City Regulations and Code.
13. That the Aquifer Studies Division staff shall have the authority to inspect the site to ensure that the approved recommendations are being strictly adhered to during and after construction of the project.
14. If any solution openings, caves, sinkholes, or wells are found during the excavation, construction, or blasting, the developer shall notify the Texas Natural Resource Conservation Commission at (210) 490-3096 and the Aquifer Studies Division of the San Antonio Water System at (210) 704-7303.

DEVELOPER:  
GORDON V. HARTMAN ENTERPRISES, INC.  
HARTMAN CENTRE  
1175 W. BITTERS, STE. 200  
SAN ANTONIO, TEXAS 78216-7808  
PHONE: (210) 490-1798

NOTE:

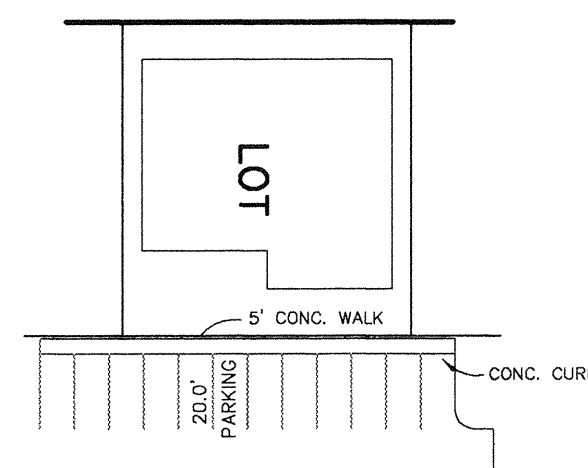
PROPOSED LAND USE: COMMERCIAL  
LOT 19 (1.559 AC.) IS A PRIVATE PAVED PARKING FACILITY. (SEE NOTE 3)  
LOT 19 (1.559 AC.) IS A COMMON AREA AND ALSO A GAS, WATER, ELECTRIC, SANITARY SEWER, TELEPHONE, CABLE T.V., DRAINAGE EASEMENT AND INGRESS / EGRESS EASEMENT.



TYPICAL PAVEMENT SECTION

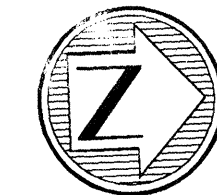
DENSITY AND OPEN SPACE RATIOS

BASE ZONING DISTRICT	= PUD 0-2 S
MAXIMUM DENSITY ALLOWED	= N/A
PROPOSED DENSITY	= N/A
MINIMUM REQUIRED PERCENTAGE OF OPEN SPACE	= 20%
PROPOSED PERCENTAGE OF OPEN SPACE	= 36%
TOTAL SPACE	= 2.693 ACRES
OCCUPIED SPACE	
1.186 ACRES	DRIVES & PARKING PAVEMENT, AND SIDEWALKS.
0.540 ACRES	BUILDING SLABS
1.726 ACRES	TOTAL
NET OPEN SPACE	= 0.967 ACRES
OPEN SPACE RATIO	= 0.36

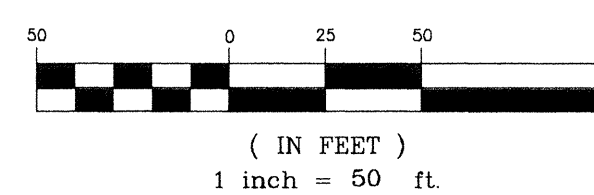


TYPICAL LOT

NOT TO SCALE



GRAPHIC SCALE



APPROVED  
PLANNED UNIT DEVELOPMENT

Planning Commission  
City of San Antonio  
Date: 3-13-02  
3-13-02

02 JAN 31 AM 7:28  
DEPARTMENT OF PLANNING

P-1 E  
N. C. B. 17721

NOTES:

1. SIGHT LINES SHALL BE OBSERVED, ALONG PAVING LINES, AS SHOWN. WITHIN CLEAR VISION AREA, NO STRUCTURE, FENCE OR LANDSCAPING SHALL BE PLACED AS TO OBSTRUCT THE LINE OF SIGHT WITHIN THE TRIANGLE BETWEEN THREE (3) FEET AND NINE (9) FEET ABOVE THE ROADWAY SURFACE.
2. PEDESTRIAN ACCESS WILL BE PROVIDED FROM PARKING FACILITIES TO EACH BUILDING. SIDEWALKS WILL BE A MINIMUM OF 5' WIDE.
3. ALL DRIVES/PARKING WITHIN DEVELOPMENT ARE PRIVATE. THE PRIVATE DRIVES/PARKING ARE ALSO DRAINAGE, WATER, SANITARY SEWER, ELECTRICAL, GAS, TELEPHONE, CABLE T.V., DRAINAGE EASEMENT AND INGRESS / EGRESS (LOT 19).

CLEAR VISION AREA

ENTRY/EXITS COMPLY WITH THE CLEAR VISION AREA REQUIREMENTS OF SECTION 35-3339 OF THE UNIFIED DEVELOPMENT CODE.

CURB LENGTHS: EXHIBIT G, LEFT-EQUATION A RIGHT-EQUATION D

$L=13 \text{ (ISD)} / (13+(W/2)+K_A) - 4 = 108 \text{ FT.}$

$R=0.65 \text{ (ISD)} - (W/2+K_A) = 390 \text{ FT.}$

$\text{ISD}(1)=300 \text{ FT. } W=30 \text{ FT. } K_A=7 \text{ } K_D=2$

$\text{ISD}(2)=625 \text{ FT.}$

• TOTAL ACREAGE 2.693 ACRES

• OFF STREET PARKING (140 SPACES)

• OFF STREET PARKING SPACES PROVIDED WILL FOLLOW MINIMUM ONE SPACE PER 300 SQ. FT. FOR PROFESSIONAL OFFICES

AND MINIMUM ONE SPACE PER 200 SQ. FT. FOR CLINICS. ALL MODIFIED AS REQUIRED TO SAVE EXISTING TREES.

HARTMAN CENTRE II SUBDIVISION

P.U.D. PLAN

for

W.F. CASTIELLA & ASSOCIATES, INC.  
Engineers - Surveyors - Planners  
1039 W. Hildebrand - San Antonio, Texas 78201 - (210) 734-5351

REVISIONS:  
01/29/02 CHANGE ZONE

JOB NO. 46953.00

FILE: ~

DATE: 11/28/01

DESIGN: D.G.B.

DRAWN: B.H.

CHECKED:

SHEET 1 OF 1



**A memo from the**  
**CITY of SAN ANTONIO**  
**Planning Department**  
**Master Development**

**TO:** Lee Wright

**DATE:** March 13, 2002

**FROM:** Michael O. Herrera, Senior Planner

**COPIES TO:** File

**SUBJECT:** # 01-027

**Name:** Hartman Centre II

---

The plat or plan referenced above was heard by the ☒ Planning Commission

☐ Director of Planning COSA

on the date shown.

The following action was taken:

☒ APPROVED  
☐ DISAPPROVED

A plat will not be recorded pending site improvements, the required guarantee is posted or payment of impact fees are paid (or filed).

If you have any questions regarding please call Mr. Michael O. Herrera @ 207-7038